FORM NO. WD-1

BOOK 8050 PAGE 212

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Terry P. Gallina
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF February, 1990

Patricia E. Clark
Notary Public

MY COMMISSION EXPIRES: 3/27/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry P. Gallina (NAME)	National Mortgage Company (NAME)	120-2
1310 Mars Drive (STREET ADD. ESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	124
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	2DA-58160

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, M. L. Kieffer and wife, Margaret Kieffer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry P. Gallina and wife, Linda L. Gallina, as tenants by the entirety, and Erika Ridley, a life estate

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 54 on the Plan of Stardust Acres, as of record in Book 1424, Page 92, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to M.L. Kieffer and wife, Margaret Kieffer by deed from Annie Berta Collins, unmarried, as of record in Book 7635, Page 977 and Re-recorded in Book 7702, Page 212, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to a 10 foot public utility easement and a 40 foot minimum building setback line as of record in Book 1424, Page 92, Register's Office, Davidson County, Tennessee.

05547
IDENTIF. REFERENCE
FEB 22 1 39 PM '90
DAVIDSON COUNTY TN.

This is unimproved (X) improved ( ) property, known as 1310 Mars Drive, Nashville, TN. 37217
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 20th day of February, 1990

M. L. Kieffer M. L. Kieffer

Margaret Kieffer Margaret Kieffer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. L. Kieffer and wife, Margaret Kieffer

the bargainor__, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of February, 1990

Commission expires 3/27/93

Patricia L Clark
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

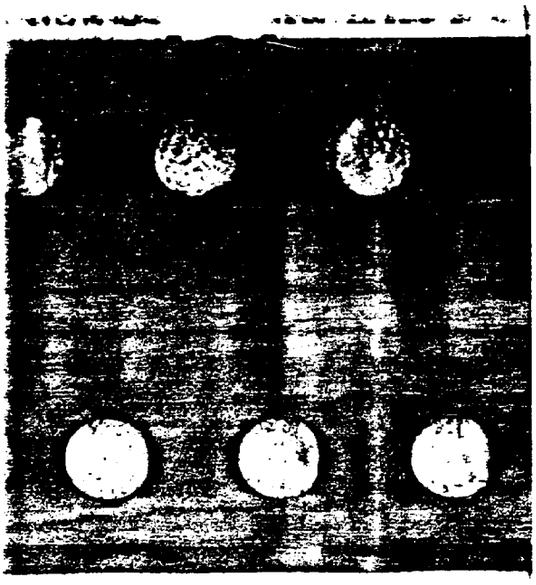
FROM
M. L. Kieffer

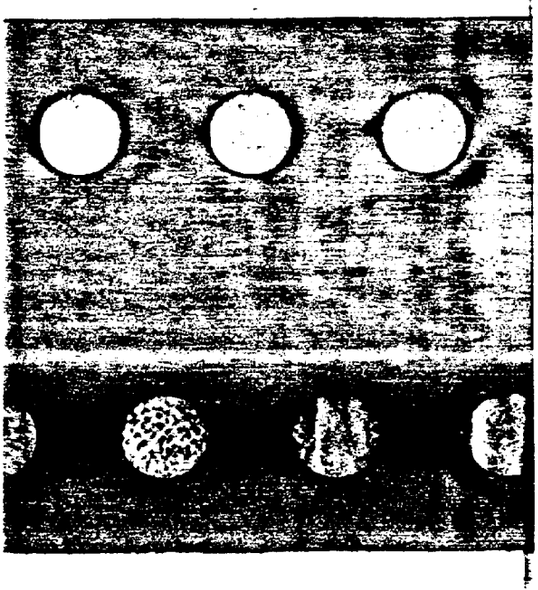
Margaret Kieffer

TO
Terry P. Gallina
~~Linda L. Gallina~~
Erika Ridley

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

48.50 02/22 0101 03CHECK 155-50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 45000.00
				CON TX 148.50
				PRFEE 1.00
				MDEED 6.00
				TOTAL 155.50
				CHECK 155.50
			02/22/90 01	13:37 0001 4863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05547

IDENTIF. REFERENCE

FEB 22 1 39 PM '90

FELIX Z. WILSON II REGR.
DAVIDSON COUNTY TN.

No. 294839